

ENTERED FOR TAXATION  
30 JUN 2005  
Joan Welch  
Debby Corkran

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Rev Stamp# 284 DOV# 279

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMBARED	<input type="checkbox"/>



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Thomas L. Flynn, 666 Walnut Street, Suite 2000, Des Moines, IA 50309, Phone: (515) 243-7100

\$239,000.

**Taxpayer Information:** (Name and complete address)

Charles and Joni Barker  
2241 152nd Street  
Winterset, IA 50273

**Return Document To:** (Name and complete address)

Bankers Trust Company  
11111 University Ave.  
Clive, IA 50325

SATC

**Grantors:**

Penny T. Brown  
Kenneth P. Brown

**Grantees:**

Joni L. Barker  
Charles Barker

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Penny T. Brown and Kenneth P. Brown, wife and husband

do hereby Convey to  
Joni L. Barker and Charles Barker, wife and husband

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

See attached legal description.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Missouri  
COUNTY OF Texas

Dated: 06-23-05

This instrument was acknowledged before me on  
by Penny T. Brown and Kenneth P. Brown, wife and husband

Penny T. Brown  
Penny T. Brown (Grantor)

Kenneth P. Brown  
Kenneth P. Brown (Grantor)

Tammy MacDonald, Notary Public

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

**TAMMY D MacDONALD**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
*(This form of acknowledgment for individual grantor(s) only)*  
*Texas County Comm #056820380*  
*My Commission Expires Mar 17, 2009*

Security Abstract & Title Co. Inc., Abstracts of Title, Winnetset, N

ic., Abstracts of Title, Winnetset, Madison Co., Iowa

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof included within the following described tract: Parcel "A" containing 34.997 acres, a part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as described in the Plat of Survey recorded in the Madison County, Iowa Recorder's Office on February 7, 2005 in Record 2005, Page 524, and EXCEPT that part thereof included within the following described tract: Parcel "B" containing 45.081 acres, in the West Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and part of the East Half (1/2) of the Northwest Quarter (1/4) in Section Thirty-one (31) Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as described in the Plat of Survey recorded in the Madison County, Iowa Recorder's Office on December 30, 2004 in Record 2004, Page 6201,